



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the December 4, 2023, APC Meeting

Presented for approval: January 17, 2024

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, December 4, 2023, at Westfield City Hall.

Active links for this meeting:

[December 4 2023 APC Agenda & Exhibits](#)

[December 4, 2023 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Robert Horkay, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: Mike Johns.

Commissioners Absent: Matt Deck, Ginny Kelleher, and Andre Maue.

City Staff Present In-Person: Kevin Todd, Director and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

A determination was made by Legal that having four members present in person constituted the fifty percent threshold to meet a quorum. As there is one open seat on this board, the total number of APC board members is currently eight. The research required to determine this resulted in the meeting starting late at 7:10 p.m.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Schmitz motioned to approve the November 20, 2023 APC Minutes.

Spoljaric seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2312-DDP-31

Lions Club Addition

1031 East 169th Street

David Sobczak requests Detailed Development Plan approval for a 1,882 square foot +/- building addition on 1.30 acres +/- in the EI: Enclosed Industrial District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Schmitz motioned to approve the consent agenda.

Burkman seconded. Motion passed. Vote 5-0.

[YouTube Time: 3:19](#)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

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ITEMS OF BUSINESS

2310-PUD-09

[*YouTube Time: 3:59*](#)

Spring Mill Centre PUD Amendment I

Northeast of the intersection at State Road 32 and Spring Mill Road

Haehl Group, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to modify the signage standards within the Spring Mill Centre Planned Unit Development (PUD) District.

(Planner: Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner Presentation

Spoljaric motioned to send a positive recommendation to the City Council for 2310-PUD-09.

Burkman seconded. Motion passed. Vote 5-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07[CONTINUED]

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Road & W 156th Street

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

REPORTS/COMMENTS:

[*YouTube Time: 10:38*](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Schmitz motioned to adjourn the meeting. Burkman seconded. Motion passed. Vote 5-0.

The meeting adjourned at 7:32p.m.

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Signature Page for APC Minutes for December 4, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary